

**Petition No: 2017-069**

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**RECOMMENDATION**

We have the following comments that are critical to CMS' support of this petition:

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$228,000 calculated as follows:

Elementary School: 6x\$20,000 = \$120,000

High School: 4x\$27,000 = \$108,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

**TOTAL IMPACT FROM PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The conditional district request seeks to allow approximately 25 single family detached dwelling units under MX-1 SPA.

*CMS Planning Area:* 10,11,12,13

*Average Student Yield per Unit:* 0.5818

This development will add 15 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
SMITHFIELD ELEMENTARY	39.8	36	669	636	111%	6	<b>111%</b>
QUAIL HOLLOW MIDDLE	50.5	57	909	1026	89%	5	<b>89%</b>
SOUTH MECKLENBURG HIGH	153.0	108	3031	2140	142%	4	<b>142%</b>

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**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* The subject property is currently developed with two single family detached dwellings. Petition 2001-32 rezoned an approximately 3.03-acre portion of the subject property to MX-1 to allow single family detached dwellings at a density of three (3.0) dwelling units per acre. Petition 2009-07 rezoned an MX-1 site plan amendment to an approximately 3.89 acre-portion of the subject property (identified as Tract I). Tract I allowed 5 single family detached lots and common open space.

*Number of students potentially generated under current zoning:* 3 students (1 elementary, 1 middle, 1 high)

The development allowed under the existing zoning would generate 3 student(s), while the development allowed under the proposed zoning will produce 15 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 12 student(s).

*As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.*